168.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,002,700	/	1,002,700
USE VALUE:	1,002,700	/	1,002,700
ASSESSED:	1,002,700	/	1,002,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREMBLAY KENNETH J
Owner 2:	TREMBLAY KATHLEEN B
Owner 3:	
Street 1:	103 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Vinyl Exterior and 2414 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10188.000	494,800		507,900	1,002,700
Total Card	0.234	494,800		507,900	1,002,700
Total Parcel	0.234	494,800		507,900	1,002,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.37 | /Parcel: 415.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111514
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	494,900	0	10,188.	507,900	1,002,800	1,002,800	Year End Roll	12/18/2019
2019	101	FV	399,300	0	10,188.	507,900	907,200	907,200	Year End Roll	1/3/2019
2018	101	FV	399,300	0	10,188.	428,100	827,400	827,400	Year End Roll	12/20/2017
2017	101	FV	399,300	0	10,188.	391,800	791,100	791,100	Year End Roll	1/3/2017
2016	101	FV	399,300	0	10,188.	333,800	733,100	733,100	Year End	1/4/2016
2015	101	FV	398,600	0	10,188.	290,300	688,900	688,900	Year End Roll	12/11/2014
2014	101	FV	398,600	0	10,188.	268,500	667,100	667,100	Year End Roll	12/16/2013
2013	101	FV	398,600	0	10,188.	255,400	654,000	654,000		12/13/2012

!13022!

PRINT

Date	Time
12/11/20	03:02:09

LAST REV

Date	Time
10/15/18	11:39:41
apro	

USER DEFINED

Prior Id # 1:	111514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BJORNSON MARION	29376-25		11/17/1998		172,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/1998	859	Foundati	10,000					46X57 FOUNDATION
12/14/1998	856	Demoliti	6,000					DEMO HOUSE
10/22/1998	43	New Buil	119,000					NEW HOUSE 46X57

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
12/13/1999	Meas/Inspect	264	PATRIOT
4/5/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10188		Sq. Ft.	Site		0	70.	0.71	7									507,948						507,900	

Total AC/HA: 0.23388 | Total SF/SM: 10188 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,948 | Spl Credit | Total: 507,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08496273
Const Adj.:	0.99594003
Adj $ / SQ:	135.070
Other Features:	109980
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561614
Depreciation:	68517
Depreciated Total:	493097

COMMENTS

HOUSE DEMOLISHED DECEMBER 1998 NEW HOUSE BUILT SPRING 1999. OF=SHOWER & 2ND SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

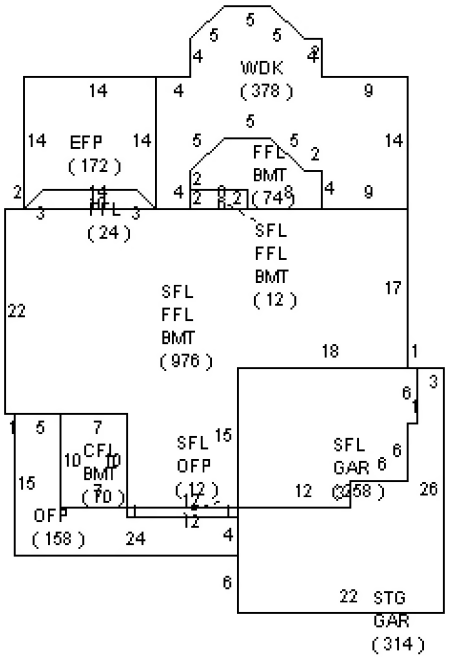
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	148.58
Special Features:	1700	Val/Su Net:	96.04
Final Total:	494800	Val/Su SzAd	204.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,258	135.070	169,918
BMT	Basement	1,132	40.520	45,870
FFL	First Floor	1,086	135.070	146,686
GAR	Garage	572	19.290	11,035
WDK	Deck	378	8.610	3,255
STG	Storage	314	6.610	2,076
EFP	Enclos Porch	172	42.880	7,375
OFP	Open Porch	170	26.100	4,437
	Net Sketched Area:	5,152	Total:	400,580
Size Ad	2414	Gross Are	5152	FinArea 2414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	1999	500.00	T	16	101			1,700			1,700

More: N | Total Yard Items: | Total Special Featues: 1,700 | Total: 1,700

IMAGE

AssessPro Patriot Properties, Inc